

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK**

In re 203-205 N 8th Street Loft
Debtor

Case No. 20-40793

Reporting Period: FEB. 2021

Federal Tax I.D. # _____

SINGLE ASSET REAL ESTATE COMPANIES

File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.
(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)		
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)		
Copies of bank statements			
Cash disbursements journals			
Statement of Operations	MOR-2 (RE)		
Balance Sheet	MOR-3 (RE)		
Summary of Unpaid Post-petition Debts	MOR-4 (RE)		
Copies of tax returns filed during reporting period			
Rent Roll	MOR-5 (RE)		
Payments to Insiders and Professional	MOR-6 (RE)		
Post-Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)		
Cash Flow Projection	MOR-7 (RE)		
Debtor Questionnaire	MOR-8 (RE)		

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor _____

Date _____

Signature of Authorized Individual* Jonathan Rabin

Date 3/2/21

Printed Name of Authorized Individual Jonathan Rabin

Date 3/2/21

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

203-205 North 8th Street
 203-205 North 8th Street
 Brooklyn, NY 11211

Year Ending 2021
 Month of February

INCOME:		Year-to-Date	2/2021
Rent		79262.50	40380.00
TOTAL INCOME:		79262.50	40380.00
EXPENSE:			
5102 Insurance		30287.79	0.00
5110 Utilities		10547.45	2560.43
5200 Building Repair		15996.06	1975.00
5202 Elev Contract		1524.24	762.12
5203 Exterminating		250.42	130.66
5212 Repairs		303.76	0.00
5214 Reimbursed Exp		684.43	0.00
5215 Supplies		448.76	448.76
5300 Mgmt Fee		7076.32	3576.32
5312 New Lease Fee		2230.00	0.00
5620 Maintenance		7000.00	3500.00
TOTAL EXPENSE:		76349.23	12953.29
NOI:		2913.27	27426.71
DEBT SERVICE:			
5403 Security Refund		3250.00	3250.00
TOTAL DEBT SERVICE:		3250.00	3250.00
NET INCOME:		-336.73	24176.71
CASH FLOW ITEMS:			
2030 Sec Payable		-8435.00	0.00
TOTAL CASH FLOW		-8435.00	0.00
NET CASH FLOW:		8098.27	24176.71
Beginning Cash Balance:		186823.53	
Ending Cash Balance:		211000.25	

02/27/2021 203-205N8

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RENTROLL REPORT
203-205 North 8th Street
203-205 North 8th Street
Brooklyn, NY 11211

* Moved-out tenants not included

Unit	Tenant	Lease Start	Lease End	Net Rent	Opening Bal	Current Chg	Cur Receipt	Bal Due
203 1B	G And Spa, Inc	12/01/2018	11/30/2028	7500.00	0.00	0.00	7500.00	0.00
203 2A	L Harrison	07/01/2020	06/30/2021	3400.00	0.00	0.00	3400.00	0.00
203 2B	T O'Bryan	11/01/2020	10/31/2022	3000.00	0.00	0.00	3000.00	0.00
203 3A	J Stempel	04/01/2019	03/31/2020	5050.00	0.00	-5050.00	5050.00	-5050.00
203 4A	N Bonomo	03/01/2021	02/28/2022	3355.00	-3355.00	0.00	0.00	0.00
203 5A	M Yankovich	07/01/2020	06/30/2021	3725.00	22350.00	0.00	0.00	26075.00
203 6A	M Butler	09/01/2020	08/31/2021	5950.00	0.00	0.00	5950.00	0.00
205 1A	A Gray	11/01/2020	10/30/2021	2085.00	0.00	0.00	2085.00	0.00
205 1B	P Biegler	10/01/2020	09/30/2021	4100.00	0.00	0.00	4100.00	0.00
205 2A	K Sperandeo	03/01/2021	02/28/2022	2080.00	0.00	-1040.00	0.00	-1040.00
205 2B	VACANT			0.00	0.00	0.00	0.00	0.00
205 3A	T Spiegel	08/01/2020	07/31/2021	2900.00	0.00	0.00	2900.00	0.00
205 3B	S Gattuso	08/01/2020	07/31/2021	3400.00	0.00	0.00	3400.00	0.00
205 4A	M Brooks	08/15/2020	08/14/2021	2995.00	0.00	0.00	2995.00	0.00
205 4B	A Clarke	02/01/2021	01/31/2023	3000.00	0.00	-3000.00	0.00	-3000.00
205 5A	B Reifer	05/01/2018	4/30/2020	4040.40	72726.80	0.00	0.00	76767.20
BUILDING	Building			0.00	0.00	0.00	0.00	0.00
Totals:				56580.40	91721.80	-9090.00	40380.00	93752.20
17 Units								